

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

July 27, 2017

Corrected
July 27, 2017

Mark Sanders
Westpoint Harbor
1529 Seaport Boulevard
Redwood City, CA 94063

SUBJECT: Plans Not Approved Pursuant to BCDC Permit No. 2002.002.07; Westpoint Harbor,
Redwood City, San Mateo County.

Dear Mr. Sanders:

We are writing in response to your June 7, 2017 letter (received by mail on June 12th) and the following materials that accompanied your letter in hard-copy format:

1. "Westpoint Harbor Marina Public Access Signage Plan," drawn by M. Sanders revised on June 5, 2017.

Your letter requests that we perform plan review and approval under Permit No. 2002.002.06. For your record, the current amendment is Permit No. 2002.002.07. Therefore, the plans will be reviewed pursuant to the most recent amendment. Your letter also describes the revisions you made to the plans following comments made by Ellen Miramontes in an email to Kevin Stephens and Silvia Robertson, dated December 22, 2012. Thank you for making these revisions. As requested, we have reviewed the plans pursuant to the authorization and requirements of BCDC Permit No. 2002.002.07 including Special Condition II.A, Plan Review. After careful review, we have determined that the plans are insufficient to perform a proper plan review, and are therefore, **not approved**. We cannot approve these plans under BCDC Permit No. 2002.002.07, due to the following discrepancies:

1. **Missing details of signage size, installation type, and specific location.** The plan does not identify which sign graphic corresponds with the numbered key in the upper corner of the drawing. The sizes and installation types of the signs are not identified, and the exact location of signs is not clearly identified on the plan. Based on recent site visits, the plan background provided no longer reflects the current site development. Kevin Stephen Design Group (KSDG), a professional landscape architect prepared the original drawing (revision date 9/11/2012), which notes that certain signs will be mounted on the same post. Please provide drawings and/or written descriptions of sizes and installation type for each sign, and either a plan or photograph with a key plan to indicate the exact location for each sign installation.

2. Public Access Reasonable Rules and Restrictions. The permit does not authorize restrictions on the hours the public access is open to the public. Special Condition II.B.7. allows the permittee to request permission to impose reasonable rules and restrictions, after approval by or on behalf of the Commission upon a finding that the proposed rules would not significantly affect the public nature of the area, would not unduly interfere with reasonable public use of the public access areas, and would tend to correct a specific problem that the permittee has both identified and substantiated. Rules may include restricting hours of use and delineating appropriate behavior.

3. Special Condition II.B.4 requires the following signs:

Phase 1B

- Fifteen, signed public parking spaces for vehicle and boat trailer parking;
- Twelve, signed public parking spaces at various locations around the marina basin, although the entire, approximately 600-space parking lot is open to public parking;
- Ten guest berths, identified with signage;
- One public restroom, provided within the Harbormaster's building and two public restrooms in the marina basin area; (signage marked on buildings/doors to restrooms)
- No fewer than fifteen public access and, when appropriate, Bay Trail signs, one at the beginning of each path on the site.

Phase 2

- Special Condition II.B.4. specifies "No fewer than two public access and, when appropriate, Bay Trail signs" to be placed as part of the Phase 2 development.

Phase 2 signs are included in the drawings entitled "Westpoint Harbor – Phase 2 Boatyard Buildings, 1529 Seaport Boulevard, Redwood City, CA, Conceptual Plan Review for Amendment No. 6," prepared by DES Architects and Engineers, and dated October 26, 2015. However, we request that you include these signs in the signage plan review package as the orientation of the restroom has changed. It will be useful to have one comprehensive sign plan to expedite the signage plan review process. On the drawings, we suggest you indicate the phase with which each sign is associated. Please be sure to provide the installation detail for these signs as well, even if they are already installed.

4. Further, Special Condition II.H, II.I, and II.R. require the following signs which we request you include in the signage plan review package:

H. No Wake” Zone in Westpoint Slough. The permittee shall install and maintain buoys adjacent to the navigation channel of Westpoint Slough to identify the “No Wake” speed zone, delineate the center of the channel for adequate draw, and discourage boats from deviating out of the navigable channel. The permittee shall also install and permanently maintain a buoy system 100 feet from the salt marsh on Greco Island along the Westpoint Slough up to its confluence with Redwood Creek. The buoys shall contain signs informing the public that public access into the marshlands of the San Francisco Bay National Wildlife Refuge is prohibited. The permittee shall coordinate with the San Francisco Bay National Wildlife Refuge on specific wording and locations of buoys.

I. Signage to Alert Boaters of Sensitive Habitat. The permittee shall install and permanently maintain information signs at the boat launch and other public access areas informing the public of the access restrictions on Greco Island and other wetlands in the San Francisco Bay National Wildlife Refuge. The draft wording and locations of the signs shall be coordinated with the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife , and the Commission staff.

With respect to the signage required by Special Condition II.I, advising the public of access restrictions to sensitive habitat by one of nine bullet points, in relatively small font, on a single sign, is insufficient to meet the objective of this permit condition. Moreover, in a phone conversation on July 24, 2017, Jared Underwood, who is the Refuge Manager for the SF Bay National Wildlife Refuge informed BCDC’s Chief Counsel, Marc Zeppetello, that he recently met with you on numerous issues, including the sign at the boat launch advising people of access restrictions on Greco Island and other Refuge wetlands. Mr. Underwood said that you had provided him with copies of email correspondence in which the U.S. Fish and Wildlife Service reportedly had previously concurred with the wording of the boat launch sign. However, Mr. Underwood also suggested the signage could be better by including a map showing the public the location of Greco Island and the Refuge in relation to the marina. We agree. Therefore, we request that you revise the signage plan review submittal package to include a separate sign at the boat launch devoted exclusively to the requirements of Special Condition II.I and that the proposed sign include a map showing the location of Greco Island and the Refuge in relation to the marina.

R. Clean and Safe Boating Signs. The permittee shall provide signs and other information, such as charts, pamphlets and brochures near the harbor master’s office that address shipping lanes, safety guidelines, U.S. Coast Guard rules for navigation, such as U.S. Coast Guard Rule 9, and clean boating information for smaller recreational craft. Any signs shall be located in a manner that does not adversely impact public access or views of the Bay and shoreline. The permittee may contact the U.S. Coast Guard Auxiliary, Power Squadron and Sea Partners organizations, the California Department of Boating and Waterways and the Commission’s Clean, Green Boating Program for existing sources of this type of information and its availability.

Mr. Mark Sanders

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For your reference, we are enclosing a copy of the December 22, 2012 email and drawing with comments by Ms. Miramontes, as well as an example of an approved signage plan submittal by another permit holder. In addition, please review BCDC's Public Access Signage Guidelines available in the "Library" section of our website. If you have any questions, please contact me by phone at (415) 352-3643 or by email at andrea.gaffney@bcdcc.ca.gov

Sincerely,

A handwritten signature in black ink, appearing to be 'AG' with a stylized flourish.

ANDREA GAFFNEY
Bay Design Analyst

AG/gg

cc: David Smith, Stice Block

encl:

December 22, 2012 email and drawing with comments by Ms. Miramontes
Example of Approved Signage Plan Submittal Package by Blu Harbor Apartments

Subject: Re: Revised signage Plan

Date: Saturday, December 22, 2012 7:23:36 PM PT

From: Ellen Miramontes

To: Silvia Robertson, Kevin Stephens

CC: Mark Sanders

BCC: Erik Buehmann, Brad McCrea, John Bowers

Kevin and Silvia,

Thank you for the revised signage plan. There are a few small items that were missed on the signage plan and I have noted those on the attachment. Also, I have noted the items we discussed in person, Kevin, that should be either clarified or corrected on the drawings. In addition to what is noted on this attachment, please provide plan enlargements, as we discussed, to show how the path will move around utility boxes that are blocking the path of travel. In these enlargements, please show any changes you propose to the existing conditions to ensure smooth and continuous access keeping persons with disabilities in mind.

I will be out of the office until January 3rd and will be happy to respond to any questions you have at that time.

Regards,

--

Ellen Miramontes

Bay Design Analyst

SF Bay Conservation and Development Commission

50 California Street, Suite 2600

San Francisco, California 94111

415-352-3643

<http://www.bcdc.ca.gov/>

From: Silvia Robertson <srobertson@kevinstephensdesign.com>

Date: Wednesday, December 19, 2012 12:20 PM

To: Ellen Miramontes <ellenm@bcdca.gov>

Subject: Revised signage Plan

Hi Ellen

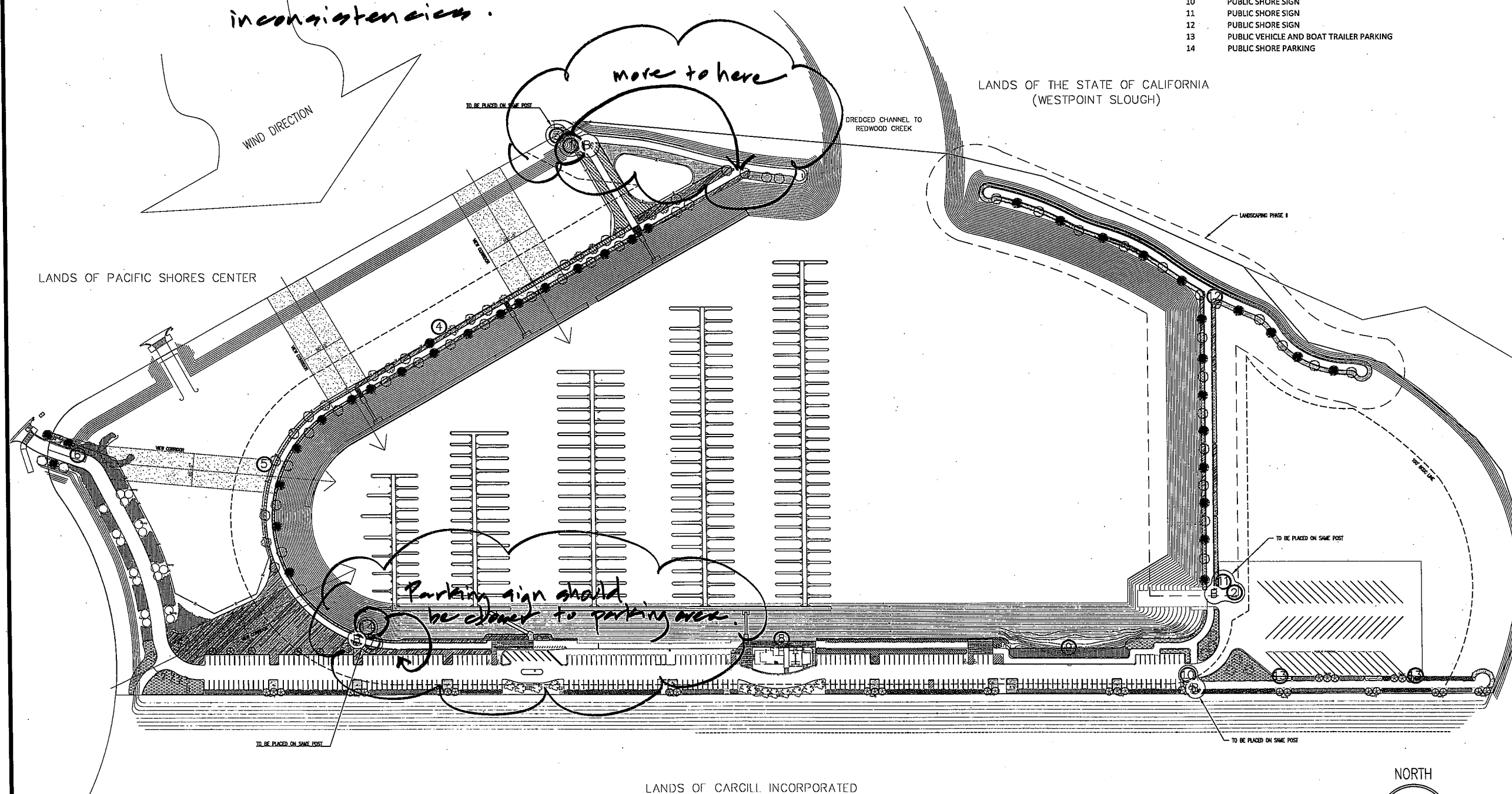
Here is the revised signage plan. We will mail you a full size hard copy of it.

Silvia

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NOTE: It would be simplest to remove all planting from this plan to ensure that there are no inconsistencies.



- | REVISIONS | BY |
|------------|----|
| 09-11-2012 | |
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| | |
- 8 BAY TRAIL SIGNAGE
 - 1 PUBLIC SHORE SIGN
 - 2 PUBLIC BOAT LAUNCH & NO WAKE ZONE IN HARBOR AND WESTPOINT SLOUGH
 - 3 PUBLIC ACCESS AREA HOURS: OPEN SUNRISE TO SUNSET
 - 4 PUBLIC SHORE SIGN
 - 5 PUBLIC SHORE SIGN
 - 6 PUBLIC ACCESS AREA HOURS: OPEN SUNRISE TO SUNSET
 - 7 PUBLIC SHORE SIGN
 - 8 PUBLIC RESTROOMS-OBTAIN KEY IN HARBOR MASTER OFFICE
 - 9 PUBLIC SHORE SIGN
 - 10 PUBLIC SHORE SIGN
 - 11 PUBLIC SHORE SIGN
 - 12 PUBLIC SHORE SIGN
 - 13 PUBLIC VEHICLE AND BOAT TRAILER PARKING
 - 14 PUBLIC SHORE PARKING


WESTPOINT HARBOR MARINA PUBLIC ACCESS SIGNAGE PLAN

Signage Plan Comments
December 22, 2012



drawn:
checked:
date: 08-19-2012
scale: 1"=90'0"
sheet:
sheet
L-2.5
of sheets

sign	sign type	quantity	size	material	notes	page
SH	Sensitive Habitat	4	12" × 12"	1/8" DiBond	Digital print Post and aluminum backer	4
PS.PA	Public Shore Parking Ahead	2	12" × 18"	080 aluminum	Digital print Galvanized post	5
PS	Public Shore	6	12" × 12"	080 aluminum	Digital print Galvanized post	6
BT	Bay Trail	6	12" × 12"	080 aluminum	Digital print Galvanized post	7
PS.PO	Public Shore Parking Only	6	12" × 18"	1/8" DiBond	Digital print	8
PS.PO.p	Public Shore Parking Only - Pole	1	12" × 18"	080 aluminum	Digital print Galvanized post	9

**RECEIVED** *June 10, 2017*

Sent From: Callander Associates

Received By: AEG

Permit No. 2014.004.02

BCDC
Signage Plan Approved
June 12, 2017



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San Jose, CA 95126
(408) 885-9900
www.ThinkSignCraft.com

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Blu Harbor Apartments
HMMP BCDC
1 Blu Harbor Boulevard
Redwood City, California 94063
rentbluharbor.com

i
Schedule

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SB
JP 05/16
EMS 11/21



Dark Blue

Pantone 539 C



Green

Pantone 376 C



BLU HARBOR


Essentra TwinStick tape
Double-coated acrylic foam tape
Rubber based permanent adhesive

GE Silicone Supreme Sealant
Premium waterproof silicone sealant
NAHB Research Center Green Approved
VOC: <28 g/L


Glass Installation
Black Scotchcal vinyl backers
applied to glass to conceal adhesive and tape

4


Identity Colors




Background
KM 407
“Carbon”




Background
SW 6228
“Refuge”




Background
SW 6636
“Husky Orange”




Lettering
Gravotac
“Brushed Aluminum”




Black




Pantone 186 C




Pantone 123 C




Pantone 335 C




Pantone 2945 C



White



Accessibility Blue



Brushed Aluminum

5

Project Identity

Avenir Medium

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
1 2 3 4 5 6 7 8 9 0 ! @ # \$ £ % & ?

6

Installation Notes

1

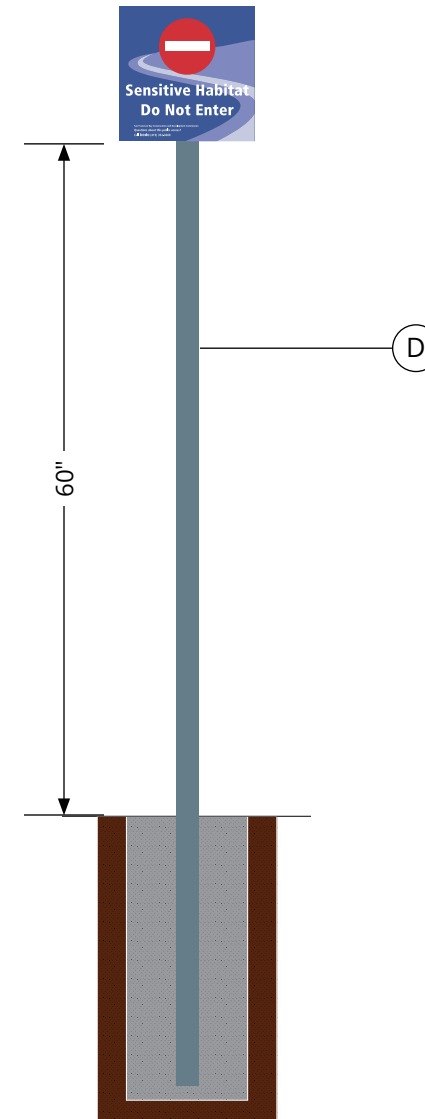
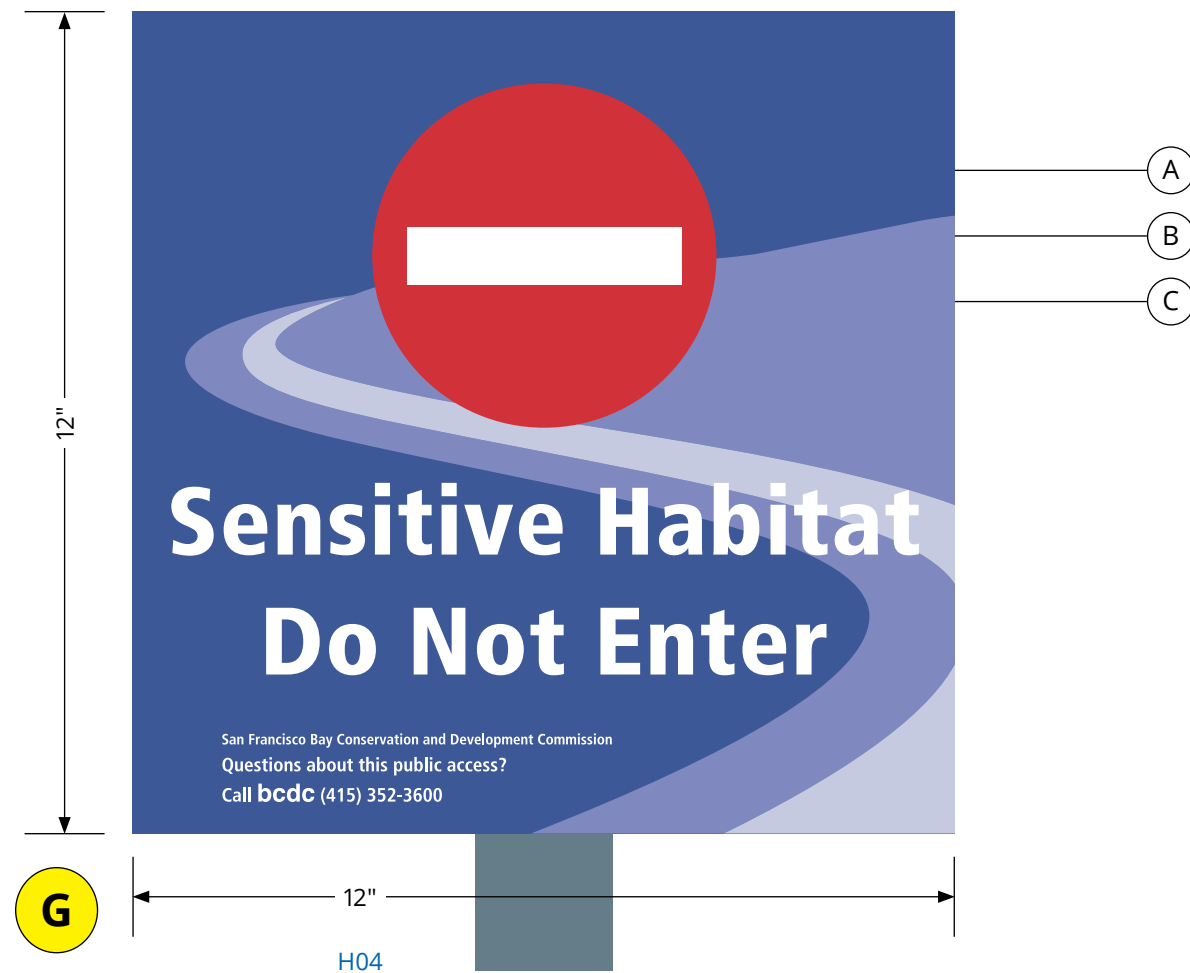
Project Colors

2

Common Colors

3

Project Typeface



- (A) .080" aluminum backer
painted
Sherwin Williams 6228 Refuge
mechanically fastened to post
- (B) 1/8" DiBond panel
mounted to backer with
Essentra Twin Stick foam tape
and Clear GE Silicone Supreme
- (C) digital print onto White vinyl
with cast luster overlamine
- (D) 2" x 2" square aluminum pole
painted
Sherwin Williams 6228 Refuge
installed with concrete footing



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SH
Sensitive Habitat

12" x 12"

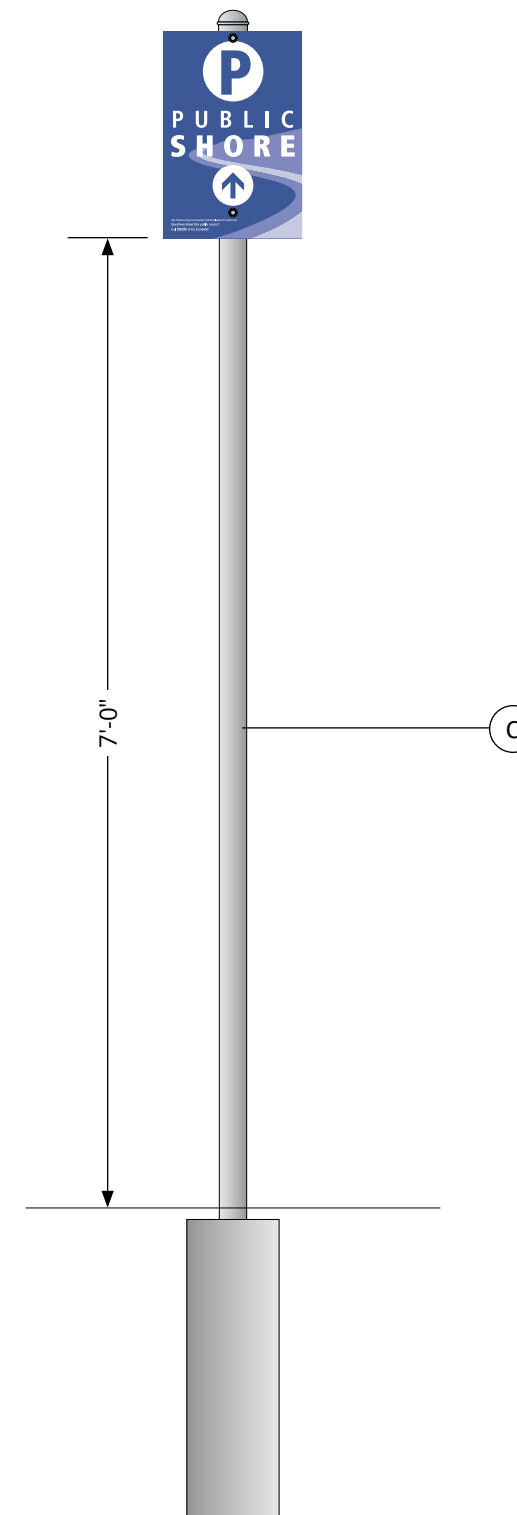
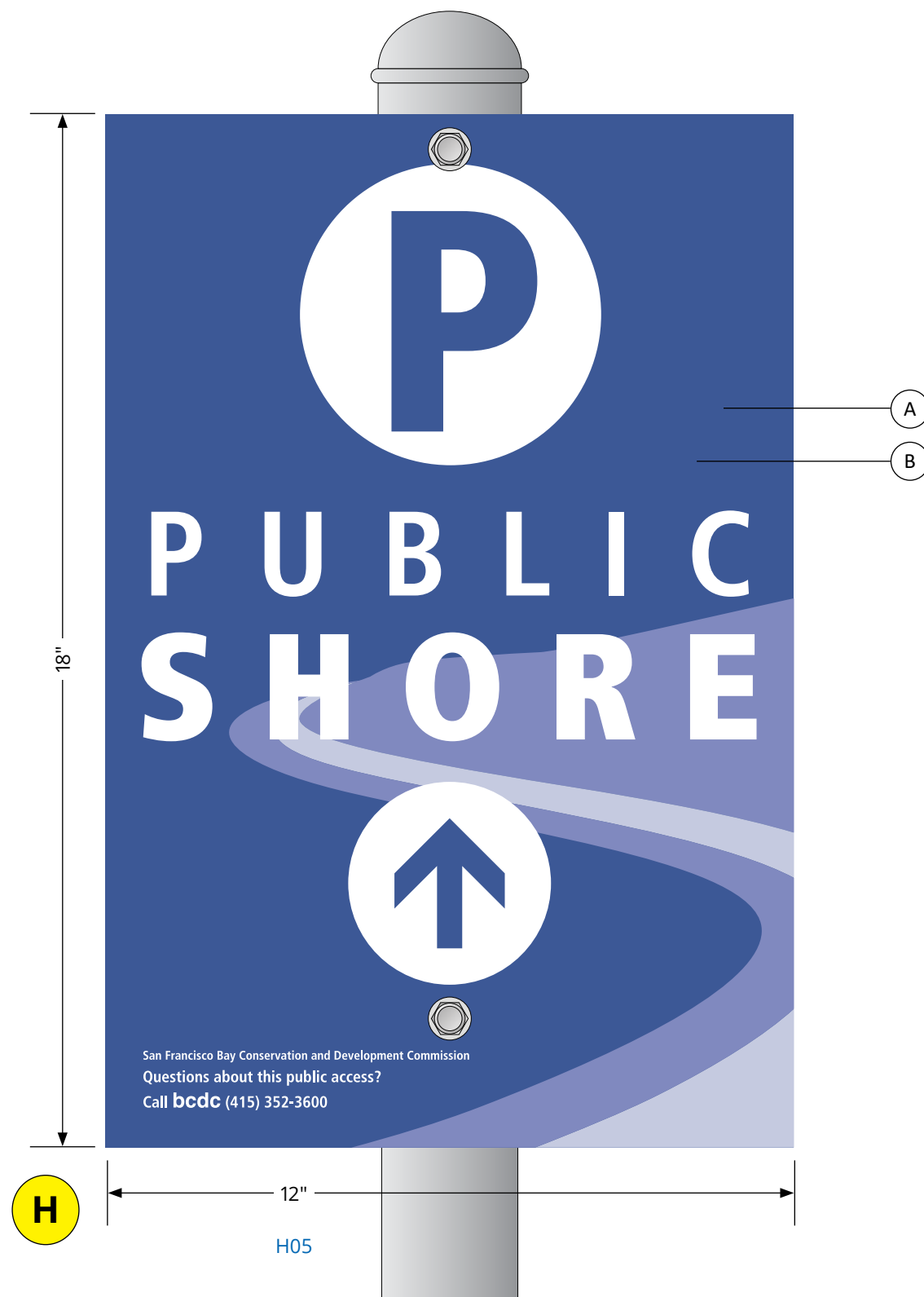
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EMS 11/21

01081-H



- Ⓐ .080" aluminum coated with Reflective White vinyl mounted with standard post hardware
- Ⓑ Blue screenprinted graphics
- Ⓒ 2-3/8" galvanized steel post with post cap installed with concrete footing



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PS.PA
Public Shore Parking Ahead

12" × 18"

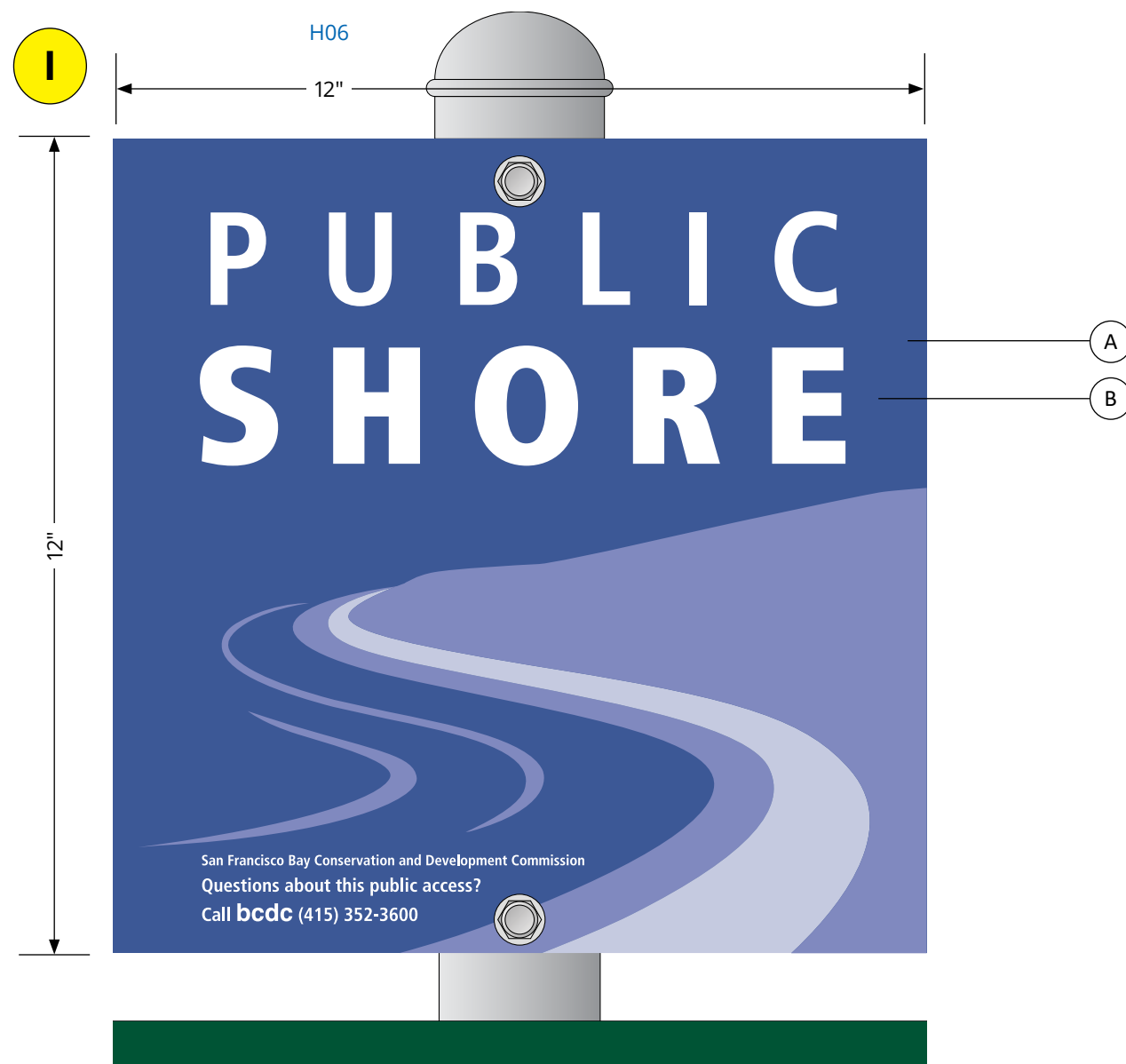
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- (A) .080" aluminum coated with Reflective White vinyl mounted with standard post hardware
- (B) Blue screenprinted graphics
- (C) 2-3/8" galvanized steel post with post cap installed with concrete footing



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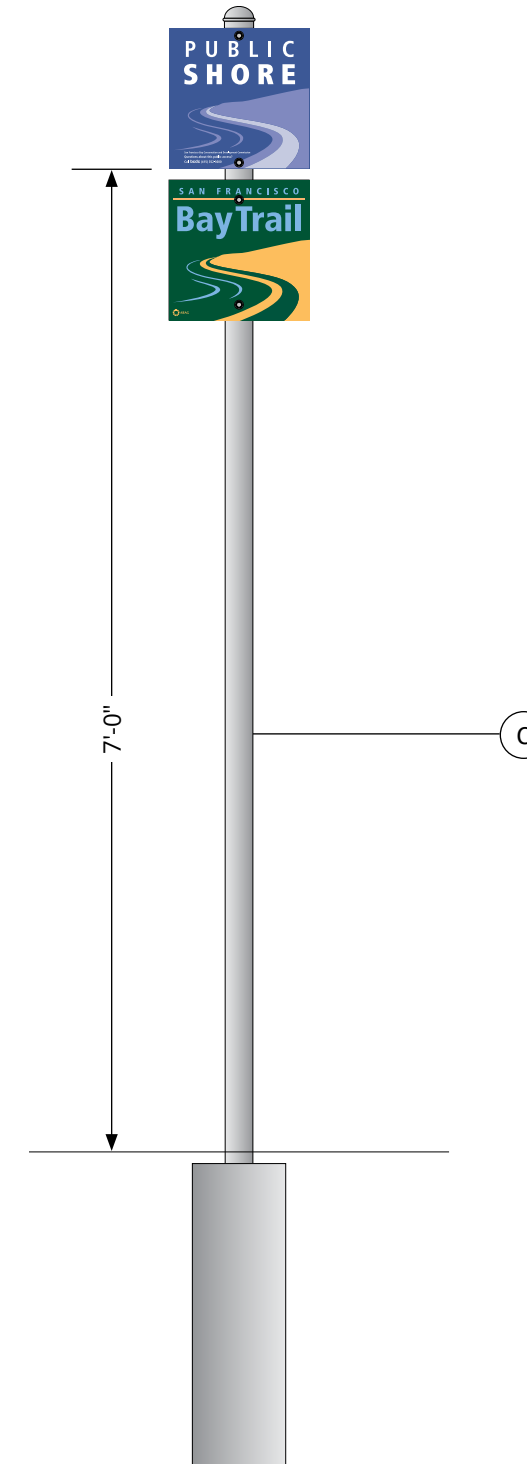
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PS
Public Shore
12" x 12"
qty: 6

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- (A) .080" aluminum coated with Reflective White vinyl mounted with standard post hardware
- (B) Blue screenprinted graphics
- (C) 2-3/8" galvanized steel post with post cap installed with concrete footing



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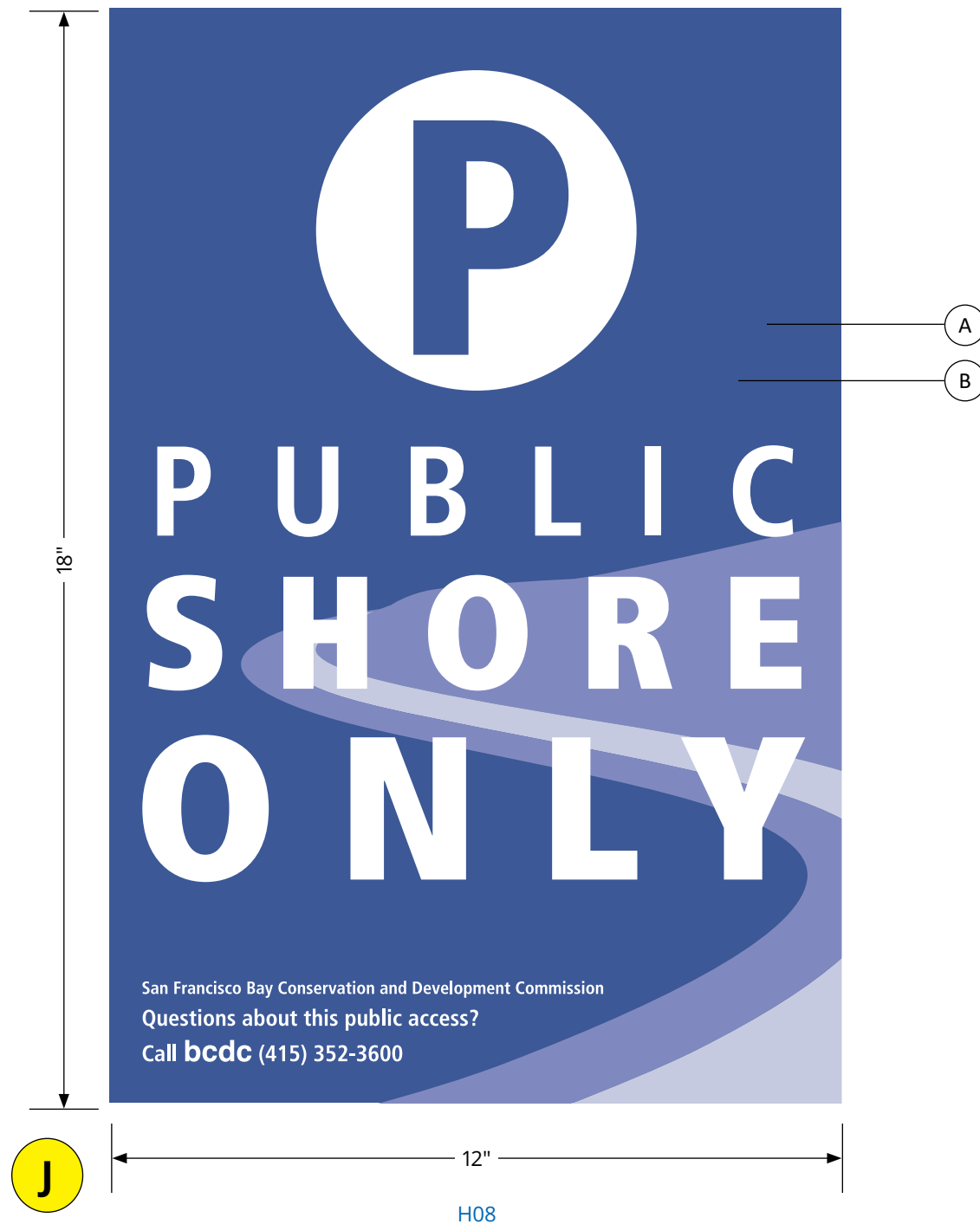
**Blu Harbor Apartments
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BT
Bay Trail
12" x 12"
qty: 6

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- A .080" aluminum coated with Reflective White vinyl mounted with standard post hardware
- B Blue screenprinted graphics



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PS.PO
Public Shore Parking Only

12" x 18"

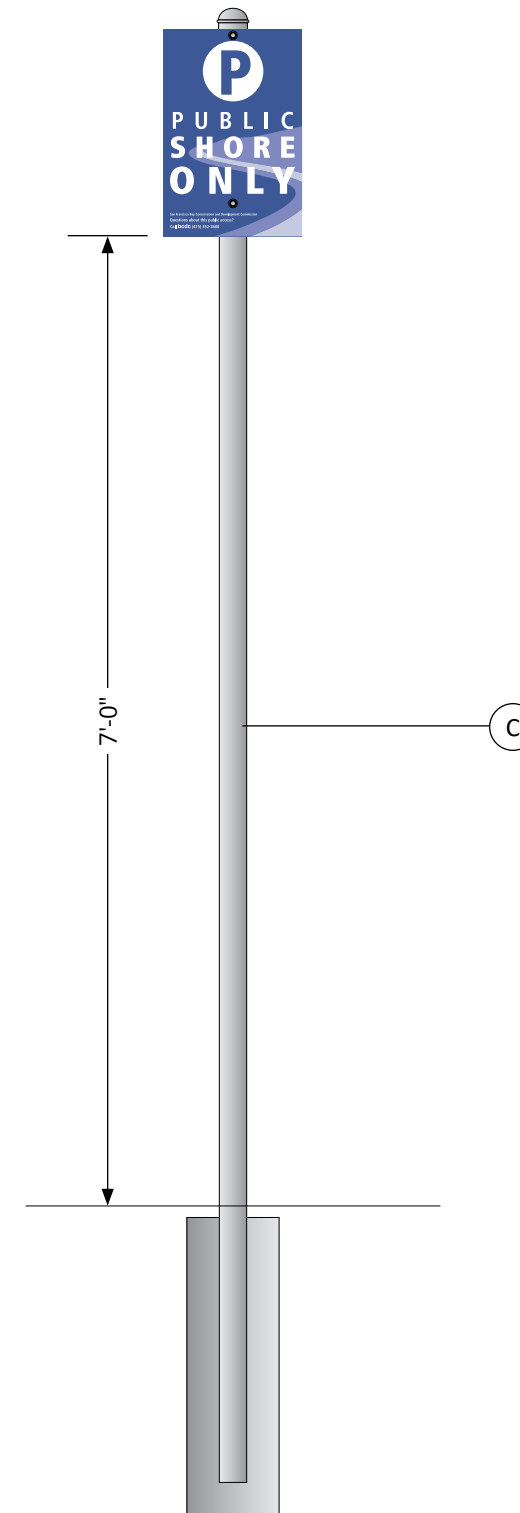
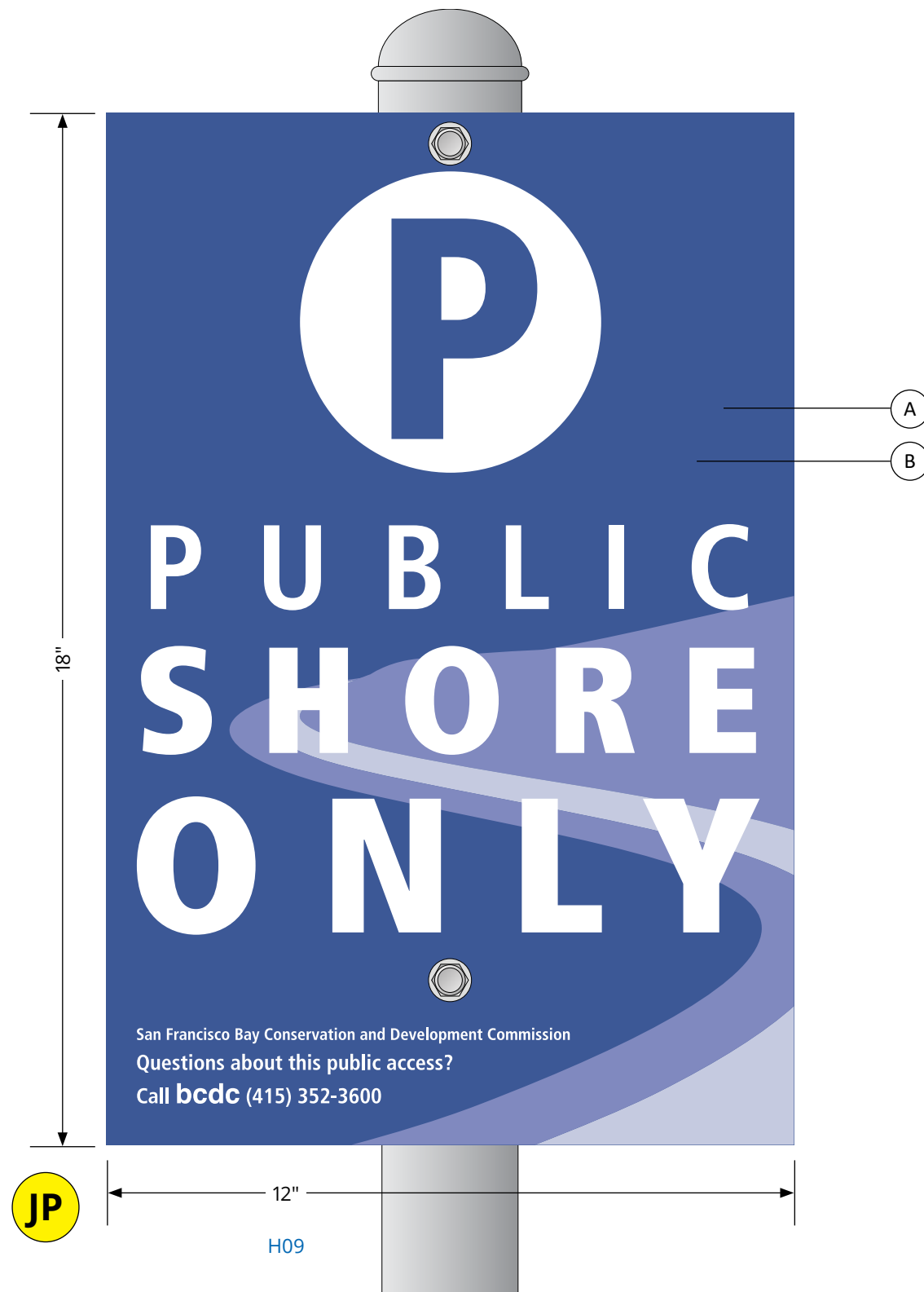
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- (A) .080" aluminum coated with Reflective White vinyl mounted with standard post hardware
- (B) Blue screenprinted graphics
- (C) 2-3/8" galvanized steel post with post cap installed with concrete footing



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PS.PO.p
Public Shore Parking Only - Pole

12" x 18"

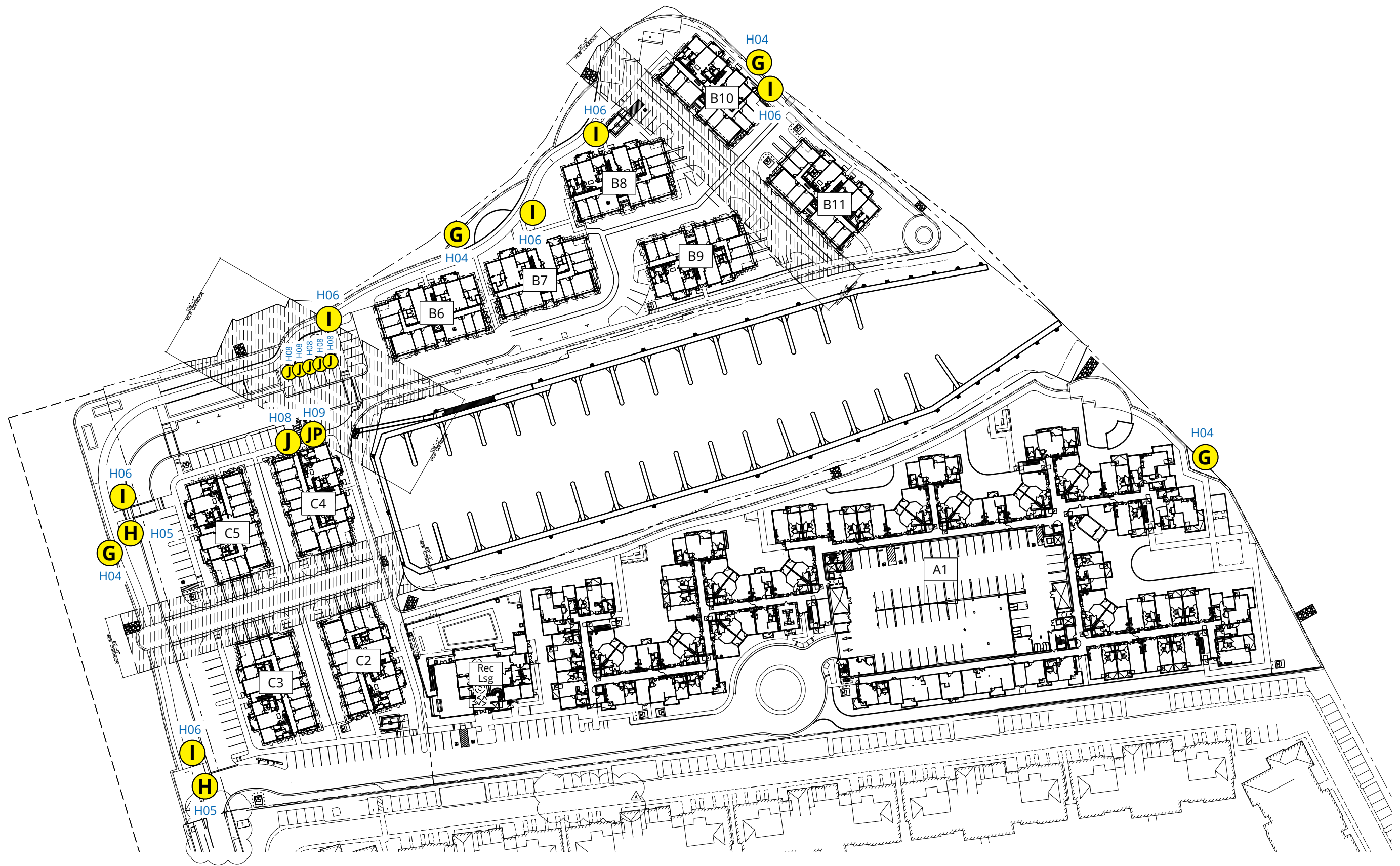
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H Location
HMMP BCDC Signage

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